

NO. **2** THROGMORTON  
AVENUE

2,414 SQ FT (225 SQ M)

PREMIUM FITTED AND FURNISHED OFFICE SUITE TO LET



STUNNING  
ORIGINAL  
FEATURES

2,414 sq ft (255 sq m)

Boutique office floor with private terrace in a prime location.

This striking and prominent building offers Grade A office space within a 5 minute walk of Bank, Liverpool Street and Moorgate stations.







MODERN  
SOPHISTICATED  
DESIGN



## Flexible & efficient floor plate

The 4th floor has been refurbished and fitted-out to provide a furnished plug & play office suite, combining an adaptable layout with high quality finishes.

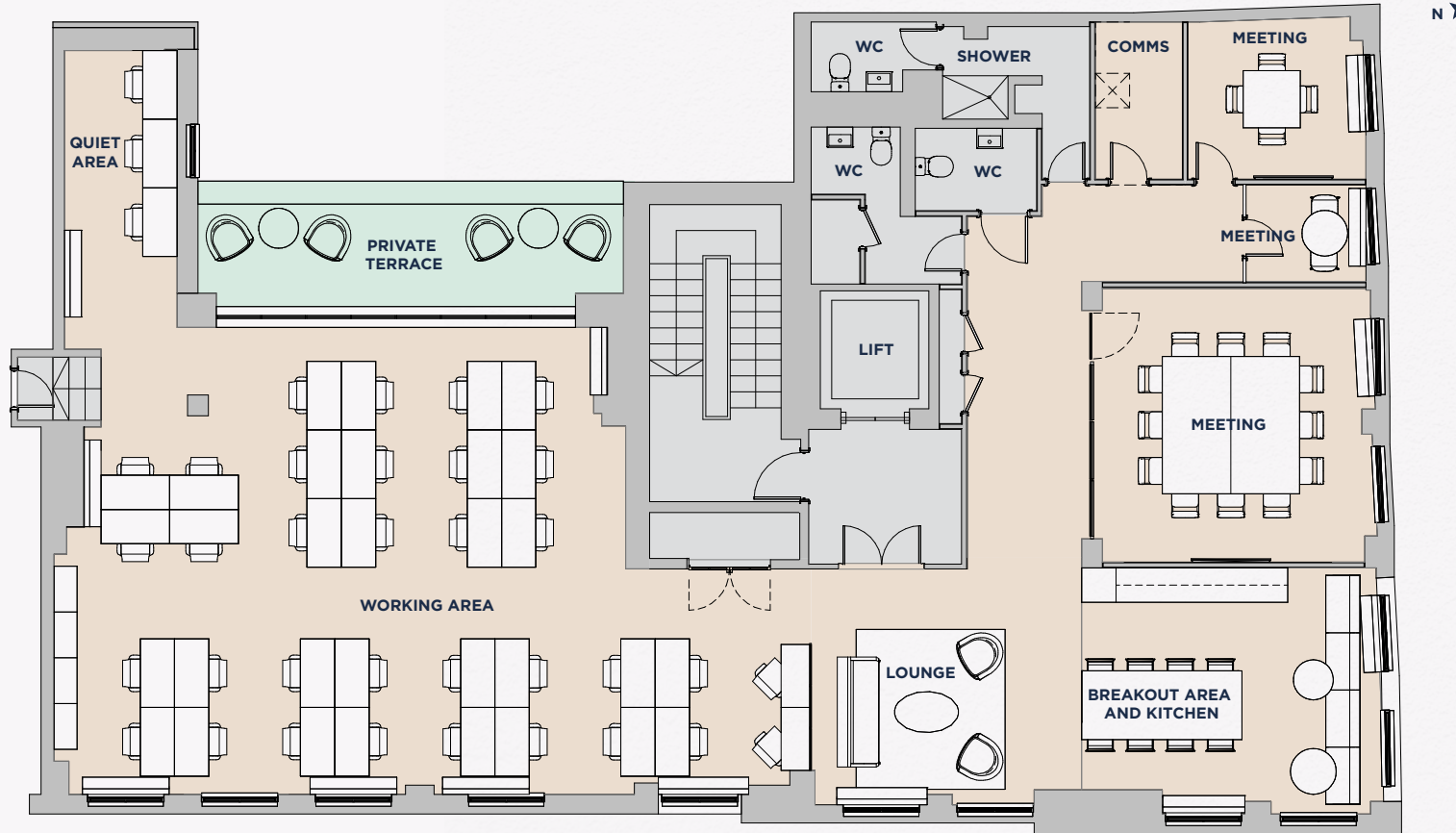






FOURTH FLOOR - 2,414 SQ FT (225 SQ M)

Floor plans are indicative.



PRIVATE  
OUTDOOR  
TERRACE

- 34 workstations
- 5 x hot desks
- Breakout area and kitchen
- 12-person meeting room
- 4-person meeting room
- 2-person meeting room
- Private outdoor terrace
- 3 WCs





FLEXIBLE,  
ADAPTABLE  
SPACES







CONTEMPORARY FINISHES

## Excellent features and amenities

Distinguished, clean design finishes including recently refurbished reception and Grade A office floor offering a mixture of collaborative break out space, meeting rooms and open plan desking.

The building boasts high quality finishes and character features throughout.



Plug & Play



2 minute walk to Finsbury Circus



Fully cabled



Full height raised floor



Fully fitted, with furniture



New LED lighting



Recently refurbished reception



Fully air conditioned



Period character



End of trip facilities



High quality finishes



Private terrace











HIGH QUALITY AMENITIES





# Location

Situated in the most well connected area in all of London.

TUBE TRAVEL TIMES FROM

 BANK

-  **3 MINS**  
WATERLOO
-  **6 MINS**  
ALDGATE EAST
-  **7 MINS**  
OXFORD CIRCUS
-  **9 MINS**  
KING'S CROSS
-  **10 MINS**  
EUSTON
-  **12 MINS**  
WESTMINSTER

ELIZABETH LINE TRAVEL TIMES FROM

 LIVERPOOL ST

- 6 MINS**  
FARRINGTON
- 13 MINS**  
CANARY WHARF
- 13 MINS**  
BOND STREET
- 15 MINS**  
PADDINGTON
- 42 MINS**  
HEATHROW
- 68 MINS**  
READING



 WALKING TIMES FROM THE PROPERTY

- 2 MINS**  
LIVERPOOL ST
- 5 MINS**  
BANK
- 5 MINS**  
MOORGATE
- 8 MINS**  
CANNON ST





SPITALFIELDS MARKET



FINSBURY CIRCUS GARDENS

AN ARRAY OF CHARMING EATERIES



THE NED, BANK STATION

# A vibrant neighbourhood

The area is home to some of the most exciting food and beverage and leisure offerings in London. Whether you're after a 24-hour sky terrace, Michelin star lunch or a luxury shopping experience, the City delivers it all.



THE ROYAL EXCHANGE



THE NED



BROADGATE CIRCLE





# Amenities

This vibrant area boasts some of the best bars and eateries around.

## Cafés & Bars

- 1 The Jugged Hare
- 2 The Brewery
- 3 Rosslyn Coffee
- 4 Coco di Mama
- 5 Black Sheep Coffee
- 6 The Tokenhouse
- 7 Puttshack
- 8 The Globe
- 9 Barbie Green

## Restaurants

- 1 Hawksmoor
- 2 Burger & Lobster
- 3 Coq D'argent
- 4 Manicomio
- 5 Brigadiers
- 6 The Ned
- 7 Caravan
- 8 Eataly
- 9 Homeslice
- 10 Coya
- 11 Temper City
- 12 Mint Leaf Lounge
- 13 Enoteca Da Luca Guildhall
- 14 L'Entrecôte

## Hotels

- 1 South Place Hotel
- 2 Apex London Wall Hotel
- 3 Pan Pacific London
- 4 The Ned
- 5 Andaz London Liverpool St

## Culture

- 1 Museum of London
- 2 Barbican Centre
- 3 St Paul's Cathedral
- 4 Guildhall
- 5 St Mary Aldermanbury
- 6 Royal Exchange

## Gyms

- 1 Kobox
- 2 Barry's Bootcamp
- 3 PureGym
- 4 Gymbox
- 5 Digme
- 6 Virgin Active





NO. **2** THROGMORTON  
AVENUE

**AVISON  
YOUNG**

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